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of atlanta a.or a

Awesome Wholesale Deals
www.CashNowDeals.com

Address: 677 Aline Dr. NW. Atlanta, GA. 30318

1961	3/2	2 Car	2 Story
Year Built	Bdrs /Baths	Garage	Style

Subdivision: Collier Heights

ARV: \$110,000
Asking: \$53,750

COMPS

Address	Sold \$ / Date / Dist.
587 Larchmont Dr. Atl.	\$158,000 / 5/6/2014 / .42
2845 Engle Rd. Atl.	\$125,000 / 5/19/2014 / .55
890 Venetta Pl Atl.	\$102,000 / 6/03/2014 / .27
3394 Lake Valley Rd. Atl.	\$77,264 / 5/6/2014 / .85

POTENTIAL PROFIT:

Cost to Investor	\$53,750	Your purchase price
Equity	\$56,250	
Rent Received (\$900 per month)	\$32,400	From monthly payments within the 3 years
Potential Profit	\$88,650	Subtract your rehab and other costs from this number.

UTILITIES:

Optional	GA	Fulton Water	Sewer	Fulton
Gas	Power Electric	Water	Sewer / Septic	Garbage

SCHOOLS:

Douglass	Harper-Archer	Collier
High School	Middle School	Elementary School

KITCHEN FEATURES:

YES	No	No
Range	Refrigerator	Dishwasher

Comments:

Awesome Cash on Cash return!

Make your offer NOW!

Repairs Needed: Paint, refinish floors, fixing the water leak in the basement to get full use of the another 3 bedrooms and 1 bath at the lower level.

This 4 sided brick home with spacious rooms, hardwood floors, nice size kitchen, 2 car garage.

This home has a nice size backyard and sits on a full basement. Sold As-Is.



For specific questions or more information we can be reached at:

Rock (404) 419-6262 or Sam (678) 793-8650 Fax# (404)920-3377
 www.cashnowdeals.com e-mail: cashnowdealsrock@gmail.com

1096 Peeples St

Atlanta, GA 30310



Contact: Anthony
Boston

C:678-223-3820

millenninalpropertygroup@gmail.com

Or

Mr. Tycoon

C:404-585-1164

This is a great 3 Bedroom / 1 Bath house for sale, approximately 1,110 sq.ft... only \$23,000!

This Property currently rents for \$550 a month with a long term tenet. Recently Rehabbed

Excellent cash flow Turn key opportunity

DO NOT DISTURB TENET.

Call for showing

- 3Bd, 1Ba
- 1,110 Sq-Ft
- Cooling: Central
- Lot: 3,807

1207 Lena St.

Atlanta, GA 30314



Contact: Anthony
Boston

C:678-223-3820

millennialpropertygroup@gmail.com

Or

Mr. Tycoon
C:404-585-1164

This is a great 3 Bedroom / 2 Bath house for sale, approximately 1,552 sq.ft... only \$25,000!

The property will rent out for \$750/mo.

This property is rent ready!!! On a very nice and quiet street.

Will not last long. Call Today!

- 3Bd, 2Ba
- 1,552 sq-ft
- Cooling: Central
- Lot: 6,499 Sq-Ft

Turn Key Investment



Featured Property

~~\$39,900~~ 34,900

1427 Eason Street NW, Atlanta, GA 30314

Look at this recently renovated 3 bedroom/1 bathroom 1140 sq. ft. ranch home located in Hunter Hills built in 1951. This home includes a renovated kitchen, new plumbing, a new HVAC along with hardwood flooring. This is perfect for the investor looking for a turn key property that has already been renovated. Also, owner financing will be available.

DO NOT DISTURB—TENANT IN PLACE

Approximate ARV: \$70K

Total Rehab Needed: \$0

Potential Profit: \$30,100

Comparable Sold Properties:

1. 1485 Ezra Church Dr. (2 bed/1 bath, 1142 sq. ft., Built in 1950) Sold for \$70,000 on March 17, 2014
2. 2151 Penelope St NW (2 bed/1 bath, 960 sq. ft., Built in 1954) Sold for \$50,000 on June 20, 2014
3. 75 Burbank Dr. NW (3 bed/1 bath, 934 sq. ft., Built in 1951) Sold for \$34,900 on June 30, 2014

For more info call Damon Wilson (404) 551—6192

Elite REO/Premier Properties



Wed, Aug 6, 6:30PM ***How To Put Deals Together Creatively*** **With Russ Hiner**

57th Fighter Group Restaurant, 3829 Clairmont Rd , Chamblee
Atl REIA Members FREE, Guests \$20 At The Door

Do you want to become a perfect deal structurer? Then you must practice, practice, practice every chance you get. At CDS on Aug 6, you will get more opportunities to practice deal structuring with Russ Hiner. He will present 3 real life deals that he completed recently. Some with absolutely no money down. If you don't feel that you can be creative, come cultivate it! You can do this with the right guidance. Come rub elbows with some of the most creative minds in Atlanta.

Creative Deal Structuring happens when you find someone with a real estate problem that normal solutions can't resolve. A lot of investors only think of wholesaling a property, when there are many other solutions available.

Join us on Wed, Aug 6, 6:30pm at 57th Fighter Group Restaurant, and learn how to become even better at your craft.

You Will Learn:

- ♦ **How To Create 3 Offers Per Property**
- ♦ **How To Structure The Deals For Maximum Profit**
- ♦ **How To Do A Deal On An Upside Down House**
- ♦ **How To Stop Thinking There Is A Box**
- ♦ **And Much More**

Bring Some Of Your Deals To Practice With



\$25 Gift Card Giveaway To A Lucky Winner

BIG

BEGINNING
INVESTORS GROUP

Monday, Aug 18, 6pm *How To Become A Mobile Real Estate Investor* **with Don DeRosa**

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Members Attend for FREE and Guests can Pay \$15 Online or \$20 at the Door

Nearly everyone today has a smartphone or tablet. Have you ever thought about putting those devices to good use in your real estate investing?

Would you like to have access to all your offers, contracts, evaluations, comps as close to you as your phone or tablet, making you virtually paperless?

Think of the possibilities that can open up for you. No more wasted time, efforts, energies and no more duplication. You can become an efficient, on-the-go Real Estate Mobile Rockstar!

Join us at BIG on Aug 18th at 6PM at the Hudson Grille In Sandy Springs where renowned national speaker, mentor and active investor, Don DeRosa will show you his top apps he uses for his strategies for buying and holding real estate.

You Will Learn:

- ***Don's Basic Apps To Research And Put Under Contract***
- ***Easiest Way To Fund Using Private Money***
- ***How To Completely Automate Your Investing***
- ***Evaluate Property With The Click Of A Few Buttons***
- ***And Much , Much More!***



Hudson Grille, 6317 Roswell Rd, Sandy Springs, GA 30328



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Before



After



After



After

4209 Horseshoe Bend Matthews, NC 28104

Financing with a Lima One Capital Loan

Purchase Price	\$	240,000.00
Rehab Costs	\$	64,859.00
Closing Costs	\$	1,000.00
Insurance Costs	\$	1,000.00
Lender Fee	\$	9,787.00
Borrower Cash at Closing	\$	61,171.80

Loan Amount	\$	254,474.20
Contract Sales Price	\$	440,000.00
minus 6% Realtor Fee	\$	26,400.00
minus Down Payment	\$	61,171.80
minus Loan Amount	\$	254,474.20
minus 8-months Interest	\$	22,054.40
Profit	\$	75,899.60

Return on Investment

344%



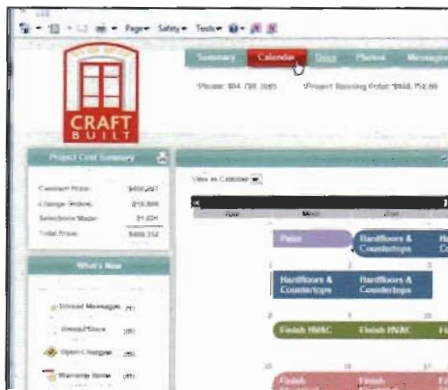
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www.halperinlyman.com

REAL ESTATE INVESTOR SERVICES

Halperin Lyman is a transactional real property law firm devoted to providing the full spectrum of non-litigation related real estate legal services to its clients. While the firm provides all forms of legal representation in this field, its concentration is on the real estate closing process and providing quality consultation services to its clients. Halperin Lyman believes in working closely with all real estate professionals to create a team environment and to see each transaction through to its end.

Halperin Lyman places great emphasis on flexible, personalized customer service, superior client/staff communications, and expedient title turnaround time. Furthermore, the firm believes in providing value added services to its clients by offering them a vast array of networking and educational opportunities and increasing potential leads, with the goal of creating a synergistic team approach in order to help the clients of the firm grow their businesses. The attorneys and staff at Halperin Lyman utilize both their knowledge and experience, not only in the legal field but in the corporate, financial and economic sectors, to offer quality consultation services with a forward thinking, outside of the box perspective.

Halperin Lyman has created a unique niche in the real estate market through its intimate work with numerous real estate investors who employ a wide array of business models and who are at various stages of their business development. The firm's services for investors begin with a complimentary initial consultation and assessment of the client's short term and long term goals. From there, Halperin Lyman can assist the investor with corporate formation, defining an appropriate investment model, and creating or reviewing and restructuring the company's corporate documents. Through the firm's established relationships with asset managers, realtors and other investors, Halperin Lyman has the ability to facilitate introductions that can potentially provide its clients with access to real property inventory, as well as potential buyers when the time comes to liquidate any acquired inventory. The firm provides this all while offering superior quality title and escrow services to ensure the smoothest closing transactions possible.

Regarding Halperin Lyman's title and escrow services, please refer to the attached Value Added Features sheet, which illustrates just some of the ways the firm seeks to separate itself from its competition in the real estate closing industry. In addition to these value added services, Halperin Lyman maintains a flexible approach to its fee structure for work performed. The firm's attorneys recognize there are various investment models that investors choose to adopt, each requiring disparate amounts of work in regards to volume, complexity, and expertise. During the initial consultation with Halperin Lyman, the firm's attorneys work with the prospective client to create a fee structure that is agreeable with the client based on the legal work that will be performed for their transactions.

Stallion Trail



**SOLUTIONS
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List Price: \$61,750

Secured Purchase Price: \$61,000

Rehab Cost: \$11,400

ALL IN COST: \$72,400

Est. Yearly Rental Income: \$10,800

***Est. Yearly Expenses: \$2500**

Est. Yearly Cash Flow: \$8,300

**Estimated yearly expenses include taxes, estimated insurance, HOA fees, & management fees*

3 Bedrooms, 2 Bath

County: Clayton, Year Built: 2002

Sold For \$84,500 in 2009

12% Return

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*Sales Information provided by Shannon Morgan, Solutions Realty Network, Inc. 770.558.9283

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For Sale July 14, 2014:

3015 Forrest Park Road Atlanta 30354 4 beds and 2 baths. Section 8 will pay up to \$1000 for this area. Large lot. I have an inspection report for this house if you want to see it. \$33,500

1888 Boulderview Drive Atlanta GA 30316 Rent \$940 4 beds and 2 baths. \$80,000

2307 Polar Rock Ter Atlanta GA 30315 Rent \$791 3 beds and 1 bath. \$55,000

377 Corvair Drive Atlanta GA 30354 Rent \$1055 3 beds and 2 baths. \$58,000

1371 Willow Trail Atlanta GA 30311 previously rented at \$1195. Currently tenant is being evicted. 3 beds and 1.5 bath. 1400 sq feet. \$55,000

• 628 Gibbons Drive Scottsdale 30079
4 beds / 2 baths. Double lot 1700 sq feet. \$42,000

Buying:

I am looking to buy homes in C areas or better. I am looking for flips and rentals. I am a cash buyer.

Consulting:

I offer consulting services. I can help you locate, rehab and rent properties from 35 – 80 K inside of the perimeter.

Tyler 678 324 1892 or tyler@apextkhomes.com

Insurance Claim Consultants



MISSING SIDING



ICE DAMMING



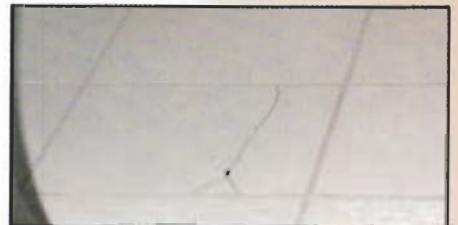
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STORM DAMAGE

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- Caused by Homeowner ✦ Cracked Tiles ✦ Plumbing Overflows ✦ Theft ✦ Power Surges
- ✦ Weight of Ice and Snow Freezing

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